



MOHAWKS OF THE BAY OF QUINTE

KENHTEKE KANYEN'KEHÀ:KA

COMMUNITY SERVICES/INFRASTRUCTURE / ENVIRONMENT
24 Meadow Drive., Tyendinaga Mohawk Territory, ON K0K 1X0
Phone 613-396-3424 Fax 613-396-3627

November 13, 2025

Michael Elms
Manager, Community Planning & Development
Municipal Services Office Eastern – Municipal & Housing Operations Division
Ministry of Municipal Affairs & Housing | Ontario Public Service

RE: Prince Edward County – Request for an Amendment to Minister's Zoning Order, Ontario Regulation 125/25 (Base 31) – ERO # 025-1143

Dear Mr. Elms,

The Mohawks of the Bay of Quinte (MBQ) understands that the Ministry of Municipal Affairs and Housing has received a proposal from Prince Edward County to amend Minister's Zoning Order (MZO), Ontario Regulation 125/25 that applies to 343 County Road 22 and 204 Kingsley Road in Prince Edward County (known as Base 31). MBQ received your letter dated October 17th, 2025, that shared information regarding the MZO amendment and is seeking our input. We would like to take the opportunity to outline our connection to the project and the potential impact the MZO amendments may have on our established Aboriginal or Treaty Rights .

Prince Edward County lies on the traditional lands of the Haudenosaunee people and remains a traditional hunting area for the MBQ. Further, archeological work in Prince Edward County has revealed Haudenosaunee and other First Nation's settlements and artifacts that have confirmed our history. These artifacts must be preserved and returned to the appropriate Nations . Thus, MBQ find it critical that we are included in development planning and can ensure that our traditional and treaty rights are upheld. As Base 31 continues to plan, develop, and alter the site, we would appreciate the opportunity to be involved and aware of the work at Base 31 to ensure MBQ history is in the planning.

Please see comments, questions and concerns related to each proposed MZO amendment in blue below:

- Change the definition of "front lot line" as it applies to corner lots;
Please provide the old definition, new definition and explain how the change impacts the potential development on the land.
- Provide clarity when applying minimum setbacks from lot lines for sills, chimneys, cornices, cantilevers, bay windows, eaves, gutters, parapets, pilasters or other ornamental structures;
Please indicate what the allowed minimum setbacks will be should this amendment be approved. As original stewards of the land, MBQ hold concern for all other species living on Mother Earth. MBQ would like to ensure that proposed amendments consider how they will alter the land and impact species using the site. Have Species at Risk been assessed? How will newly developed buildings impact migrating birds or impede on animal movement, for example.
- Change the minimum lot size for lots occupying single detached dwellings from 280 square metres to 200 square metres; and

Assuming this allows for more lots to fit in the area, what is the change in number of dwellings – will the number of single dwellings still fall within 650-1000. MBQ has general concern around the population increase in Prince Edward County and in relation how the increased housing at Base 31 will contribute to a higher population. Prince Edward County is directly attached to the Tyendinaga Mohawk Territory (TMT) via Highway 49. There is a concern with the traffic increase to and from Prince Edward County through the TMT. The use of Highway 49 and the Skyway Bridge, in terms of an increase in traffic through TMT subjects our roads to wear and tear with an absence of compensation. The condition of Highway 49 south of the Skyway Bridge is deteriorating without repair; we do not want to experience the traffic that will cause similar issues on our roads (ex. York Road) that will be used as connectors to Highway 401. Further, the increase in traffic will raise the likelihood and occurrences of collisions. Due to increased traffic, MBQ are in discussions with the Ministry of Transportation to have traffic lights for MBQ members to cross Highway 49 safely.

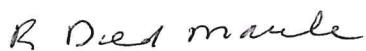
- Change a cross-reference in the Order to stipulate that visitor parking spaces are permitted when associated with uses identified in the Picton Base31 - Core Area Zone, as opposed to the Picton Base31 - Village Zone.

Please provide clarity to outline how this proposed amendment changes parking.

MBQ would appreciate the opportunity to further discuss the proposed MZO amendments and gain further details to properly assess the potential impacts and benefits to our community. We request that appropriate contacts from the Ministry of Municipal Affairs and Housing meet with MBQ to further discuss. Please note, our Consultation Coordinator, Cassie Thompson will be in touch with you to arrange the requested meeting. Should you have any questions in the meantime, please do not hesitate to contact Cassie at consultation@mbq-tmt.org.

The above shall not be construed so as to derogate from or abrogate any inherent, Aboriginal, treaty, constitutional, or legal rights of the Mohawks of the Bay of Quinte.

Sincerely,



R. Donald Maracle, Chief
Mohawks of the Bay of Quinte

Cc: File
Tyendinaga Mohawk Council
Angela Maracle, A/C CAO
Todd Kring, Director of Community Infrastructure
Tanya King-Maracle, A/C Director of Community Services
Megan Murphy, Environmental Services Supervisor